

Site Planning	Environmental Studies
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February 14, 2020

Mr. Dick Stein  
Town of Westport Tree Board  
Town of Westport  
10 Myrtle Ave  
Westport, CT 06880

RE: JMC Project 15137  
Greens Farms Plaza  
1460 Post Road East  
Westport, CT 06880

**Tree Board Review Comment Response**

Dear Mr. Stein,

We have reviewed your December 30, 2019 comments for the above noted project and provide below responses as follows. The comments from this letter are repeated below in *italics* and are followed by the applicant's responses in **bold** text.

**South Property Line**

**Comment No. 1**

*No or useless evergreen buffer screening. Only ½ of buffer strip has older White Pines which are very tall with no lower branches. While white pines are not allowed to be used as screening plants. They are subject to storm damage and wind breakage. This is a plant that only gets worse not better. New screening evergreens could be Arborvite 'Green Giant' or Norway Spruce 8' – 10' ht. @ 10' O.C.*

**Response No. 1**

**The buffer area along the southern property line of the property includes an existing 8-foot solid fence along the entire property line. This buffer has three areas with varying characteristics, as discussed below:**

- **Southeast Corner of the Site** – This area includes the existing trash enclosures that area currently screened by an 8-foot solid privacy fencing. The revised plan includes landscaping at the container storage of (6) Arborvitae 'Green Giant' proposed at 6' – 8' ht. See photo on next page.

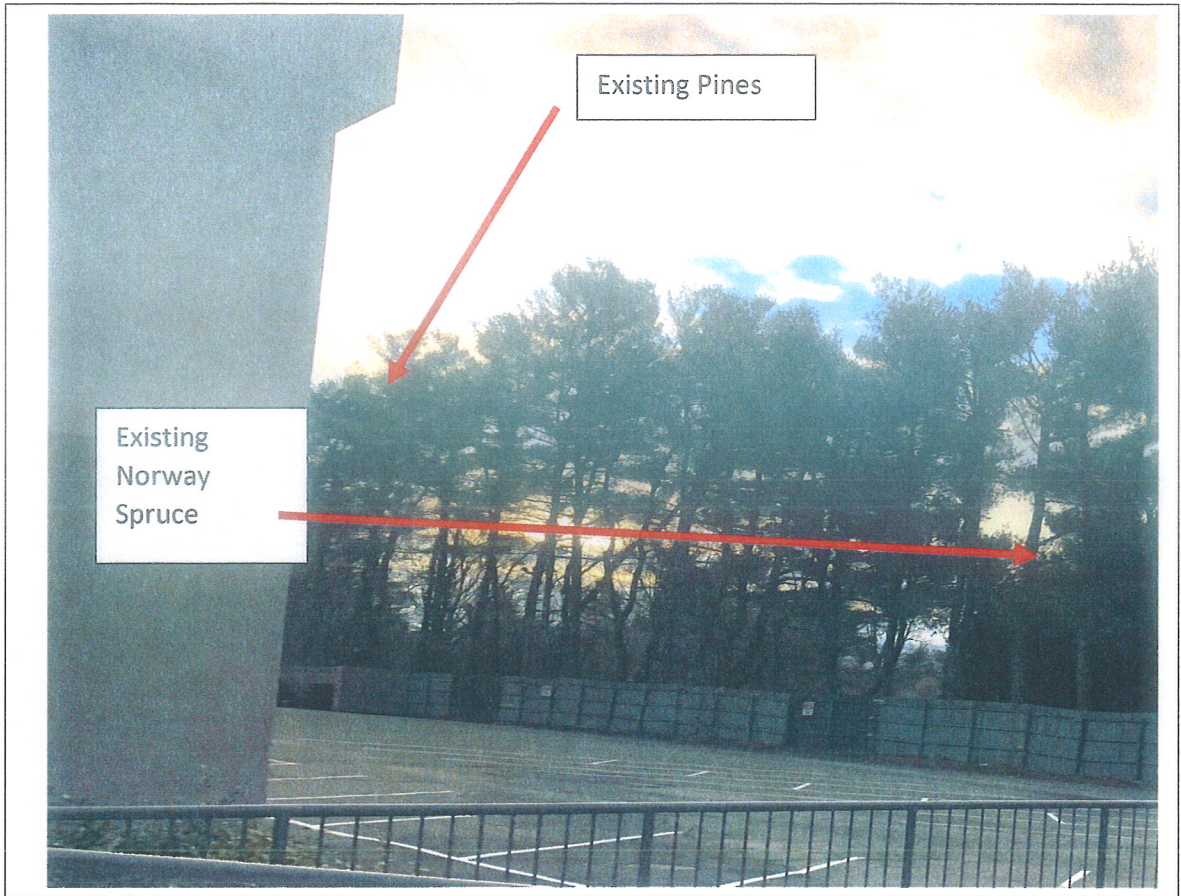


**Southeast Corner**

- **Middle Area Behind the Existing Building** – This area includes an existing angled parking lot which extends to the southern property line. There is an existing 8-foot solid fence on the property and there are existing tall white pines on the adjacent property, as well as another planting line of Norway Spruce behind the existing pines that we believe adequately screen this area.

Due to the constraints of existing parking and the fence on the property line, there is no opportunity to provide additional screening in this area to supplement the buffer. In addition, there is an existing gate serving an access easement where plantings are not able to be installed as well as rock outcroppings that will not allow for suitable planting conditions. See photos on next page.





Existing Pines

Existing  
Norway  
Spruce

**Middle Area**



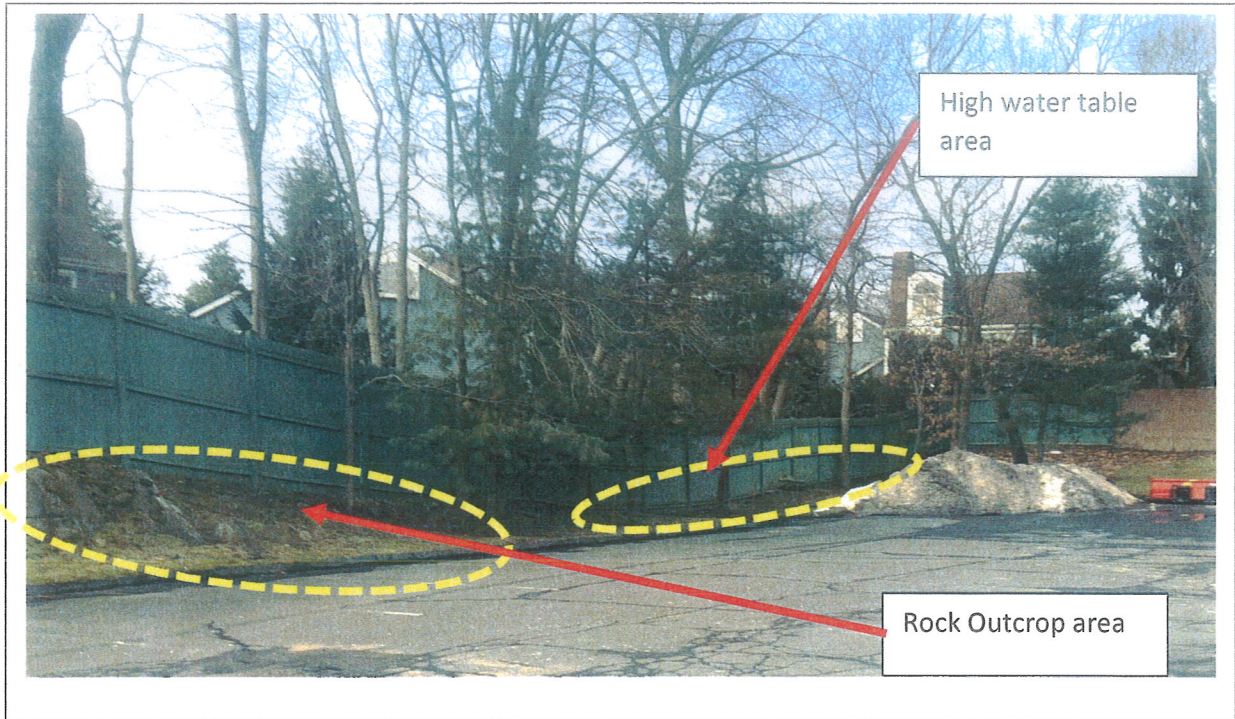
Rock Outcrop Area

Access gate

**Middle Area**



- **Southwest Corner of the Parking Lot** – This area includes an 8-foot fence and a greenspace between the parking lot and the property line. This existing green space already includes maples and small white pines, as well as Norway Spruce on the adjacent property. The rock cropping and high groundwater table conditions in this corner of the property limit the installation of effective and additional screening as evidenced by the struggling conditions of the white pines. See photo below.



**Southwest Corner**

Comment No. 2

*No indicated of screened container area.*

**Response No. 2**

**As discussed in Response No. 1, the proposed Arborvitae ‘Green Giant’ plantings have been proposed to screen the existing container.**

West Side Building – Proposed Development Area

Comment No. 1

*It appears that ALL existing trees are to be removed. (Some are already gone). Only 1 flowering tree is shown to be planted (Redbud). It is too low branched in a patio space. This location can accommodate a full-sized shade tree i.e. Maple, oak, Zelkova etc.*

### **Response No. 1**

Four (4) trees were removed as part of the recently constructed recessed patio area. The proposed patio expansion plan proposes the removal of an additional (3) trees; for a total of (7) trees removed in this area.

Planting of a full-size shade tree in the patio area would cause the canopy of this tree to obstruct the use of the sidewalk for pedestrians since the patio is about 5' lower than the adjacent sidewalk. In addition, the crown of trees in the lower patio would block the visibility of the retail spaces, therefore no trees have been proposed for these reasons in the lower patio.

The proposed landscaping mitigation plan for this area includes (2) shade trees consisting of (2) Honey Locust trees, near the building, (1) Honey Locust in the island, (4) Norway Spruce on the West side of the property line, and (1) Honey Locust in the west side of the island for additional screening the parking lot.

The trees are proposed in various locations of the parking lot where we believe that they will have room to grow and have context with the surrounding trees.

### **Comment No. 2**

*(3) Shade trees should be planted to replace the Locust to be removed. (1) Tree should be planted to replace the Kousa Dogwood to be removed. (1) Tree should be planted in the front corner island bed (stump in ground).*

### **Response No. 2**

**Please refer to the response to comment #1 regarding tree replacement. The cherry stump by the sign is not proposed to be replaced due to sight distance concerns.**

### **Post Road Island**

### **Comment No. 1**

*(2) under wires are missing, need replacing i.e. Hawthorne, cherry, etc.*

### **Response No. 2**

**Trees planted under wires along Post Road East would not be in the shopping center property and would require a CTDOT encroachment permit. Since no disturbance is being done in the front of the property and no other permit is required from CTDOT we respectfully request no trees be planted in this area at this time.**

**East Side Building**

**Comment No. 1**

(1) locust marked to be removed, replace with a street tree near building where space permits.

**Response No. 1**

This tree is required to be removed in order to install new steps for two means of egress from the building. Due to the excavation required for the steps there is no viable way to keep the existing tree. The proposed plan to mitigate the removal of this tree includes (1) locust tree in the north-east corner of the building to address this comment.

In summary there is a total of (14) trees removed which is combined (10) previously removed and (4) proposed to be removed. The revised plan proposes to include (14) trees to be installed (10) shade trees and (4) evergreen trees. In addition, the plan proposes an (6) arborvitae Green Giant for additional screening for a total of (20) trees. We believe the responses noted above, along with the revised plans address your comments from your memo dated December 30<sup>th</sup>, and provide additional landscaping where feasible and visible. Please do not hesitate to contact us should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Lucille V. Munz".

Lucille V. Munz, RLA, ASLA  
Senior Landscape

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